ADUR DISTRICT COUNCIL

Mr Matt Bridle
Downsview Associates
Little Acorns
Hampers Lane
Storrington
RH20 3HZ

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0769/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (MATERIALS), 5 (SURFACE WATER DRAINAGE), 6 (FOUL DRAINAGE) AND 7 (EXTERNAL LIGHTING) OF PREVIOUSLY APPROVED AWDM/0708/22.

Location of Development
STOCKS GARDENS WEST STREET SOMPTING WEST SUSSEX

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Planning Services Manager
13/07/2023

SCHEDULE

Approved Date - 13/07/2023

3 No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls and roofs of the proposed buildings has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

Approved Date - 13/07/2023

5 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity

Reason: *To ensure adequate drainage and to comply with the National Planning Policy Framework and policy 36 of the Adur Local Plan.*

Approved Date - 13/07/2023

6 Development shall not commence, other than works of site survey and investigation, until full details of the proposed foul sewerage disposal has been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Reason: *To ensure adequate drainage and to comply with the National Planning Policy Framework and policies 35 and 36 of the Adur Local Plan.*

Approved Date - 13/07/2023

7 No external lighting or floodlighting shall be installed except in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

THE LIGHTING HEREBY APPROVED SHALL CONSIST OF BOLLARD LIGHTING ON MOTION SENSORS (24HOURS) AND DOWNLIGHTS ON STABLES NOT TO BE ILLUMINATED BETWEEN 2200 AND 0600 EVERY DAY

Reason: *In the interests of amenity and to comply with policies 13 and 34 of the Adur Local Plan.*

Plans Referred to in Consideration of this application

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
DRAINAGE LAYOUT	61891/10 A	04.07.2023
DRAINAGE DETAILS	61891/11	04.07.2023
EMAIL FROM MATT BRIDLE ABOUT LIGHT TIMINGS		13.07.2023
EMAIL FROM MATT BRIDLE WITH LINKS TO LIGHT DETAILS		11.07.2023
MATERIALS EXAMPLES		31.05.2023
DRAINAGE CALCULATIONS & DETAILS		31.05.2023
EXTERNAL LIGHTING DETAILS		31.05.2023

Reason: *For the avoidance of doubt and in the interests of proper planning.*